

# DHOLERA SMART CITY

Dholera: India's Largest Upcoming  
Happening Smart City. An initiative by  
the Centre and Gujarat government.

[www.deepbuildwell.com](http://www.deepbuildwell.com)



# PROJECT VISION

- To develop Dholera as a Special Investment Region (SIR) as global manufacturing and trading hub i.e. “the engine of economic resurgence of the country” which is supported by world class infrastructure.
- "The Development Plan, taking into account the DMIC objectives and goals, should focus towards creating and enabling environment to protect local industries, enhance investment climate, improve quality of life, upgrade human skills, create world class infrastructure and attract global investment".

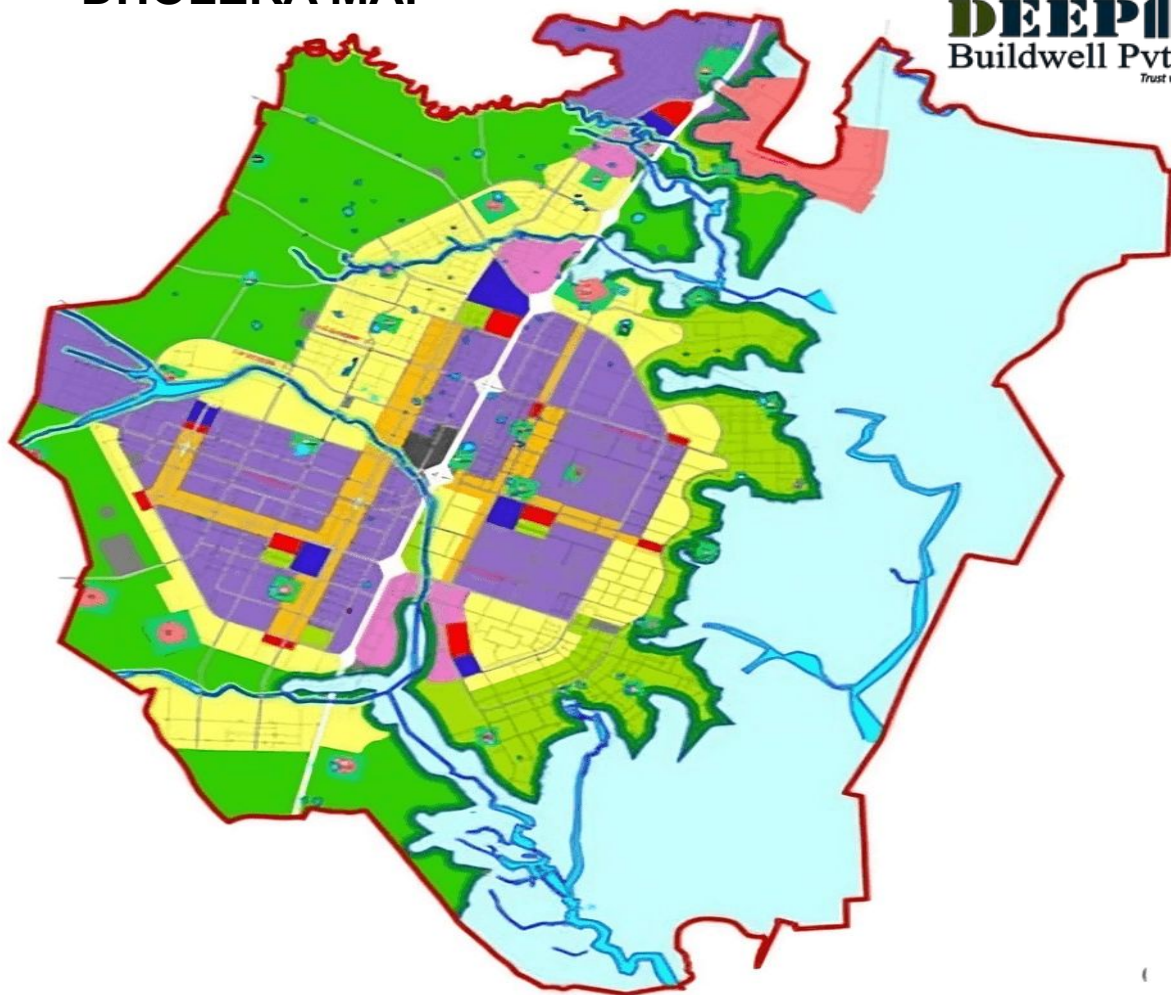




## LEGEND

	DSIRDA BOUNDARY
	T P SCHEME BOUNDARY
	GAMTAL
	RIVER / CANAL
	TALAV / LAKE
	DP PROPOSED ROADS
	T P SCHEME ROADS
	COASTAL REGULATION ZONE
	GREEN SPACE
	RECREATION, SPORTS AND ENTERTAINMENT ZONE
	TOURISM: RESORTS
	VILLAGE BUFFER
	AGRICULTURE ZONE
	STRATEGIC INFRASTRUCTURE ZONE
	CITY CENTRE
	LOGISTICS
	HIGH ACCESS CORRIDOR
	RESIDENTIAL ZONE
	SOLAR PARK
	PUBLIC FACILITIES ZONE
	KNOWLEDGE AND I.T. ZONE
	INDUSTRIAL ZONE

## DHOLERA MAP



# THE DREAM PROJECT OF P.M. MODI

- **1.5 times** bigger than **Singapore**, covering **920** sq. km.
- Well-developed infrastructure to accommodate 50 lakh people.
- 5000 MW electricity generation ensures a sustainable power supply.
- Smart hospitals, modern road infrastructure, efficient waste and water management, smart traffic systems, and seamless internet connectivity.
- Entire city integrated with a wireless sensor system for real-time monitoring and automation.
- Located just **45 minutes** from **Ahmedabad**.
- Projected to create 8 lakh jobs, boosting economic growth.
- The **ABCD system** and ICT network connect the entire city, instantly **alerting** relevant departments about **pipeline leakage, floods, earthquakes**, or any emergencies.
- Walking friendly roads for people prefer walking with covered shade.







Major companies  
invested in  
Dholera



Major Companies  
looking to invest in  
Dholera

 <b>CUBIC<sup>PV</sup></b> 150 Acres - Solar Water	 <b>vedanta</b> <i>transforming for good</i> 700 Acres - Led FAB	 <b>CHIRIPAL</b> <b>INDUSTRIES LIMITED</b> 90 Acres - Aluminum Foil	 <b>AVAADA</b> 180 Acres - 5 GW Solar Cell	 <b>POLYCAB</b> 30 Acres - Wire Cables	 <b>DAVAT</b> <i>EST 1990</i> <i>Beverages</i> 15 Acres - Beverages
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Land allotment  
complete of  
companies

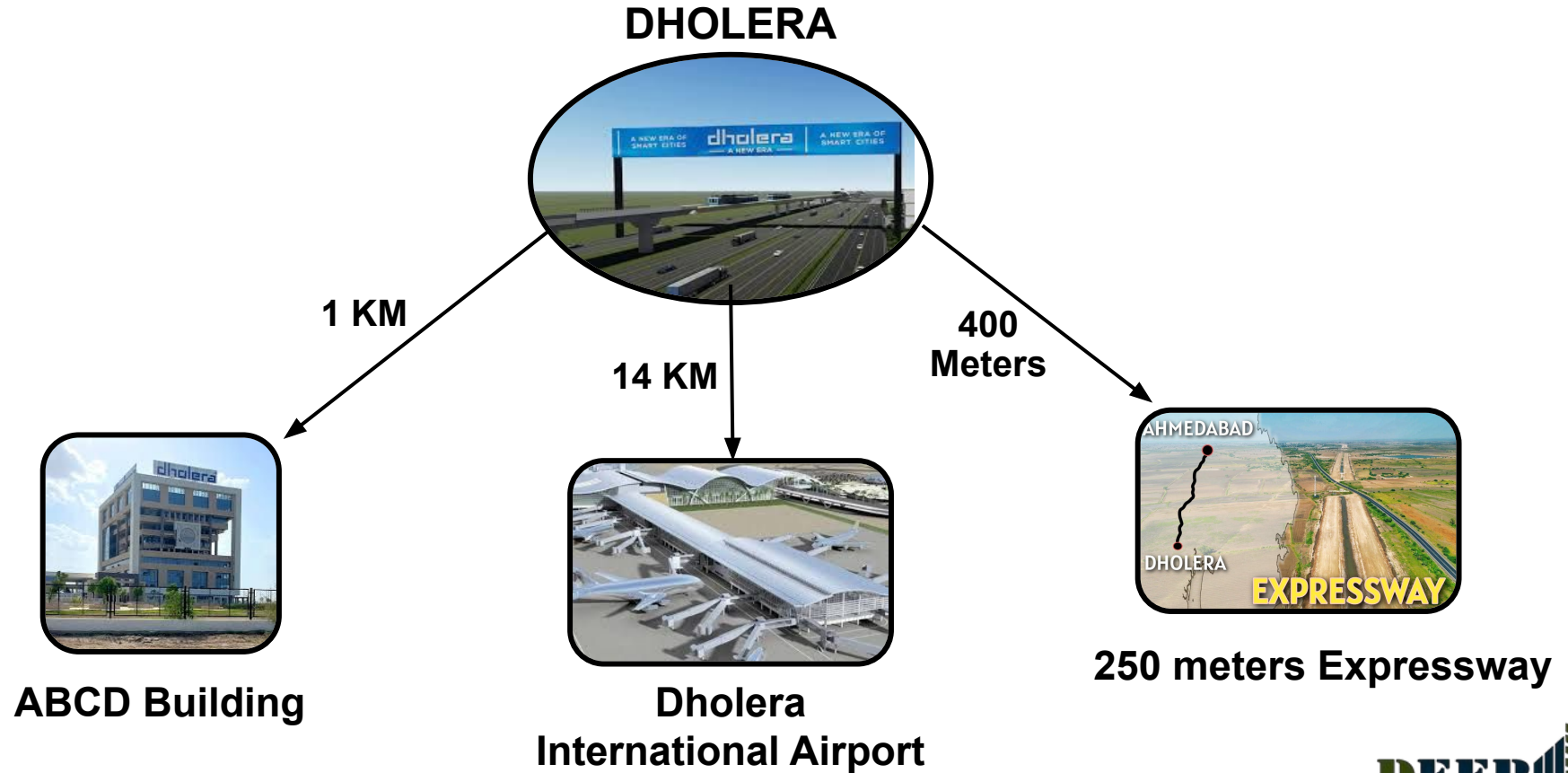
 <b>TATA</b> <b>TATA CHEMICALS LIMITED</b> 126 Acres - 10 Gwh Li-Ion Battery Plant	 <b>ReNew</b> <b>POWER</b> 100 Acres - 2 Gw Solar Module Plant	 <b>torrent</b> <b>POWER</b> 6 Acres - Power Distribution Network	 <b>HP</b> 3 Acres - Petrol Station EV Charging Station
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# Key Initiatives in Dholera






# DISTANCE CHART : DHOLERA SPECIAL INVESTMENT REGION





# DISTANCE CHART : DHOLERA SPECIAL INVESTMENT REGION

LOCATION	FROM DHOLERA IN KM	FROM AHMEDABAD IN KM
 <b>ABCD BUILDING</b>	<b>1 KILOMETRE</b>	<b>110.8 KILOMETERS</b>
 <b>Dholera International Airport</b>	<b>14 KILOMETERS</b>	<b>100 KILOMETERS</b>
 <b>250 meters Expressway</b>	<b>400 METERS</b>	<b>109 KILOMETERS</b>



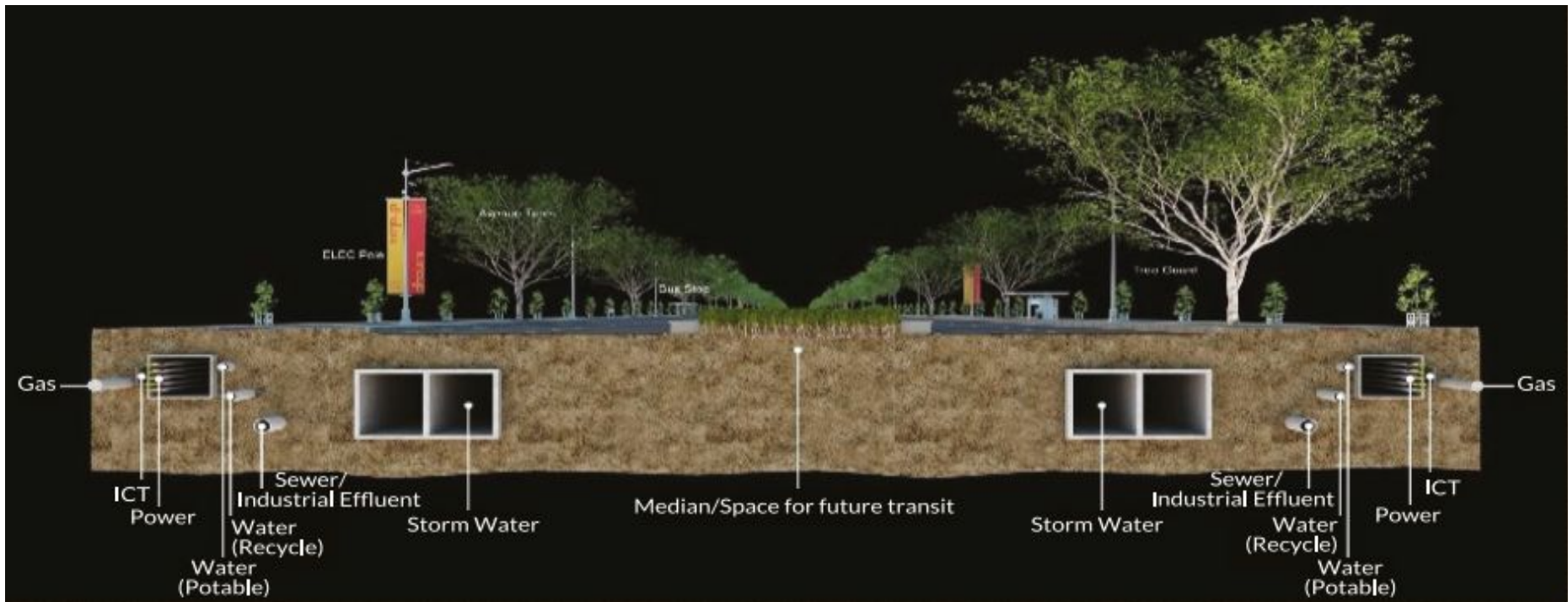
# *Dholera International Airport*



- Dholera International Airport, located near Ahmedabad in Gujarat's Dholera Special Investment Region (DSIR), is part of the Delhi Mumbai Industrial Corridor (DMIC).
- A joint venture of AAI, GoG, and NICDIT, the airport will handle 50 million passengers annually, with Phase 1 (by 2026) catering to 1.5 million.
- The airport will feature two runways (3200m and 4000m), commercial areas, cargo facilities, and an aerocity on 75 hectares.
- Cost & Timeline: Phase 1, covering 1426 hectares, is estimated at Rs. 1,378 crore and is set for completion by March 2026.
- The airport will be accessible via NH-751 and connected to Ahmedabad by an expressway and rail.







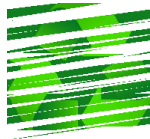
## INDIA'S FAST TIME PLUG AND PLAY MODEL : SMART INFRASTRUCTURE



Road tracks,  
footpaths



Water  
Management



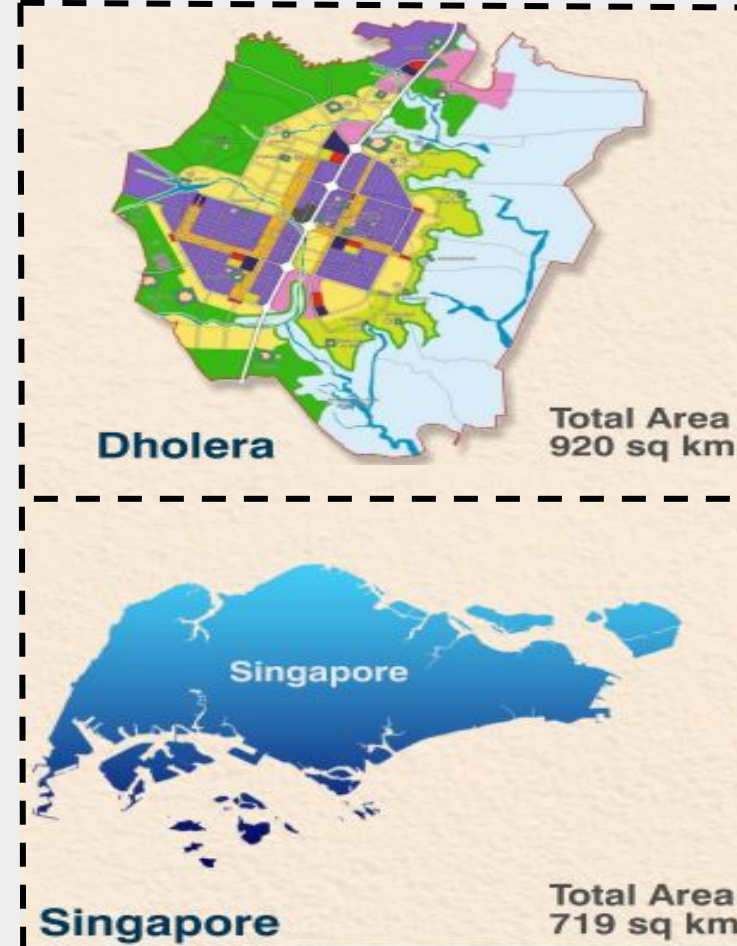
Waste  
Management



24/7  
Electricity

# GUJARAT AIMS TO A G.I.F.T WITH DHOLERA

- Total Area – 920 sq. km.
- 550 sq. Km. will be developable area as smart City
- Use of un fertile land as urban region
- Master Plan prepared by world renowned company Halcrow, UK
- 10 Land Central-spine Road
- 400 km internal road network
- World class infrastructure and connectivity
- Air-port and seaport in the vicinity
- Capable to cater the International & Domestic Market
- Benefit of high impact Delhi Mumbai Industrial Corridor
- 6 central business districts, 3 knowledge and IT Zones
- 947 MLD water
- 1700 MW Power
- ICT network for Smart City
- Premium civic amenities
- Inclusion of Tourism, Resorts and Recreation Zone
- Complete self sustainable city.





ROAD wise FSI (FLOOR SPACE INDEX)					
ZONE	18 MTRS	24 MTRS	30 MTRS	45 MTRS	55 MTRS
CITY CENTRE	2	2	2.5	2.5	5
KNOWLEDGE & IT	2	2	2.5	2.5	5
HIGH ACCESS CORRIDOR	2	2	2.5	2.5	5
RESIDENTIAL	1	1	1.5	1.5	2
VILLAGE BUFFER	1	1	1	1	1
INDUSTRIAL	1.2	1.2	1.6	1.6	1.8
LOGISTIC	1	1	1	1	1
PUBLIC FACILITY	1	1	1	1	1
SPORTS & RECREATION	0.5	0.5	0.5	0.5	0.5
TOURISM & RESORTS	0.33	0.33	0.33	0.33	0.33
AGRICULTURE	NIL	NIL	NIL	NIL	NIL
GREEN	NIL	NIL	NIL	NIL	NIL

# From Ground Zero to Smart City - a Collaborative Roadmap for Growth



**JAN 2009**

Declaration of Dholera  
SIR & Master Plan



**FEB 2010**

DSIR development  
authority formed.



**SEP 2012**

Development plan  
sanctioned



**SEP 2014**

Environmental clearance from  
MOEF



**OCT 2013**

All TP schemes sanctioned  
under SIR Act 1976 (All 06 TP  
covered)



**MAR 2016**

Contract awarded for  
activation area & ABCD  
building



**MAR 2019**

Tender released for  
Ahmedabad-DHolera  
Expressway



**APR 2021**

Tender released for Solar  
Park and Dholera  
International Airport

# From Ground Zero to Smart City - a Collaborative Roadmap for Growth



**JUN 2022**

The cabinet approved the development of a greenfield airport in Dholera and launch of a semiconductor policy



**SEP 2023**

Tender released for 4 star hotel at Dholera



**MAR 2024**

TATA electronics plant work started and renew power factory was fully operational



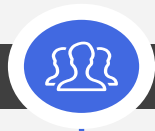
**DEC 2024**

Tender released for school, hospital & fire station at Dholera



**SEP 2024**

Tender released for passenger terminal Dholera International Airport



**2025**

World largest maritime museum- Lothal & Ahmedabad-Dholera expressway will be live



**2026**

Dholera International Airport will be live TATA electronics will be fully operational



Rising housing demand Job growth impact (26000 Direct, 1.25 lac Indirect)  
Economy and Infrastructure Growth



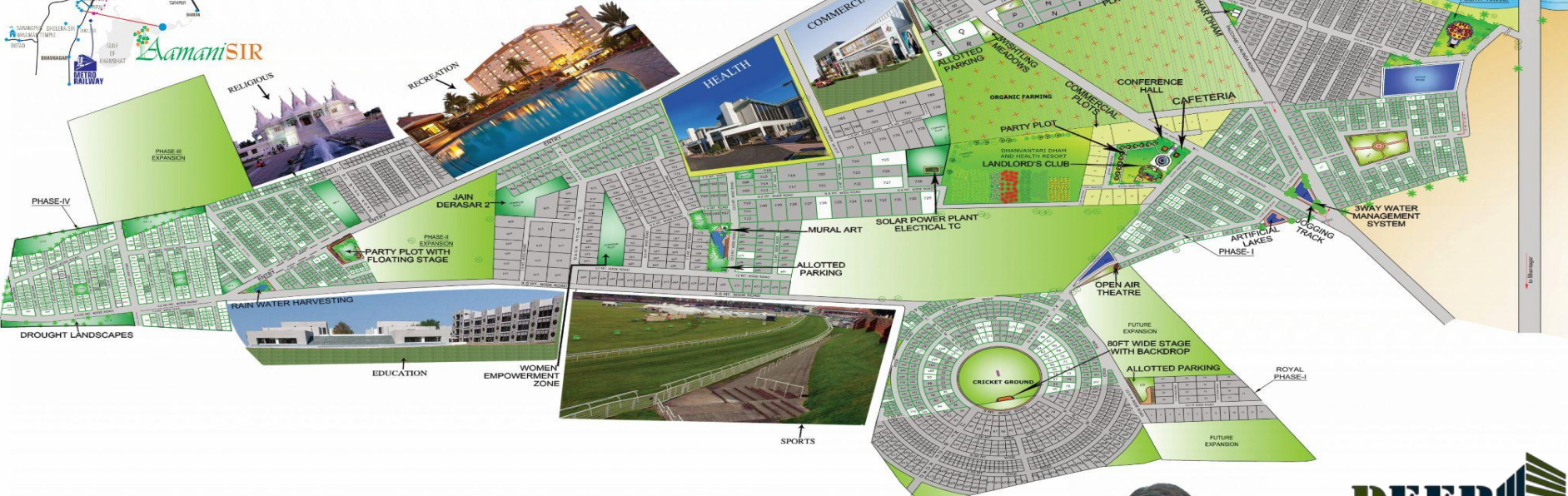
**BIGGEST AND BEST !!!  
MORE THAN  
8 PROJECTS IN  
DHOLERA SIR**

**PROPOSED  
INTERNATIONAL  
AIRPORT**

**AMM**

**METRO  
RAILWAY**




**Aamani SIR**  
Awarded "Best Integrated Township"  
With Dedicated Development Zones  
for Education, Health, Recreation,  
Commercial, Spiritual, Religious Activity  
Wherein Interested Brands are Invited.



# WELCOME TO A BEAUTIFUL WORLD



**LEGEND :**

	— AVAILABLE PLOTS
	— *BOOKED PLOTS (*TO VERIFY WITH ERP)
	— *UNDER PROCESS

Gracy Singh



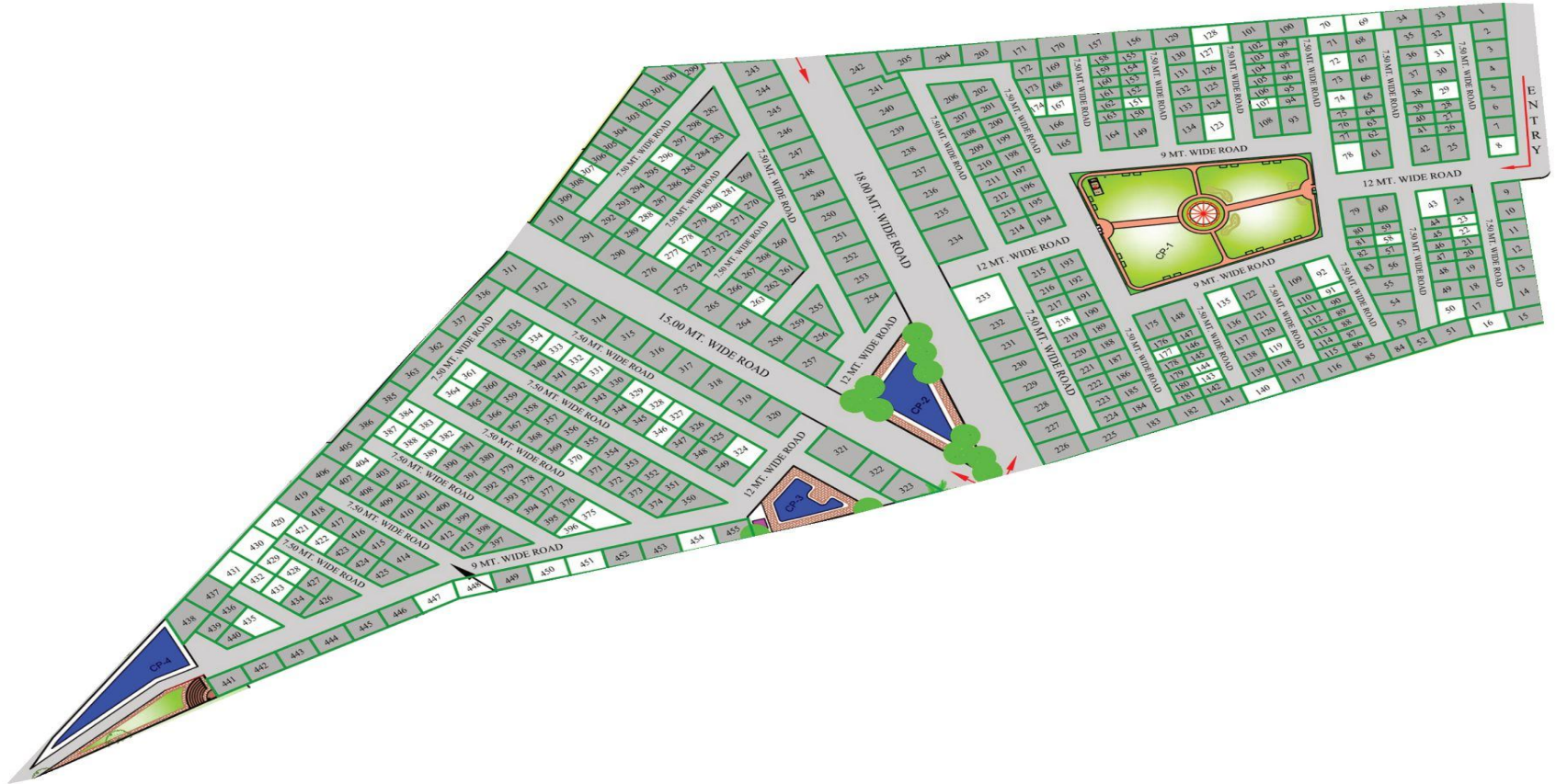
## Biggest Township at Dholera SIR at Prime Location

Awarded "Best Developer in Dholera SIR"











# Phase 2



# PHASE-III



## PHASE-II EXPANSION



# Phase 4







# Deep Buildwell Pvt. Ltd.

## Contact Us



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